

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 13, 2022**

REGULAR SESSION MINUTES

NOTICE OF MEETING	Upon notice duly given and received, a general session meeting of the Board of Directors of the Canyon Creek Homeowners Association was held at 29 Sonrisa and via Zoom teleconference on September 13, 2022.				
ATTENDANCE	<p>Directors Present: Ken Fairbanks, President Ann Marie Simmons, Vice President Carlos Martinez, Treasurer Kimber Elston, Secretary</p> <p>Absent: <i>Greg Smith, Member at Large</i></p> <p>Representing Mgmt: Jamie Hackwith, CMCA, AMS, PCAM</p>				
CALL TO ORDER	A quorum was present, and President, Ken Fairbanks, called the meeting to order at 7:07 PM.				
GUESTS AND COMMITTEE CHAIRPERSONS PRESENT	There were no committee members in attendance There were no other homeowners in attendance				
EXECUTIVE SESSION DISCLOSURE	An announcement was made indicating that the Board met in Executive Session prior to the Regular Session portion of the meeting to discuss delinquencies, hold hearings for non-compliance matters, contractual, personnel and legal issues as permitted by California law.				
HOMEOWNER FORUM	There were no homeowners present and no issues were brought before the Board.				
MINUTES	<i>A motion was made, seconded, and carried unanimously to approve the Minutes from the August 9, 2022, regular session meeting, as presented.</i>				
TREASURER'S REPORT	The Board reviewed the un-audited financial statement prepared by Management: <p>A. <u>August 31, 2022 – Bank Balances</u> Not ready in time to print with the Director's Report (awaiting the statement from the new Bank). <u>No motions were made.</u></p>				
INVESTMENT MATURITY DATES	None this period				
DELINQUENCY REPORT					
LIEN AUTHORIZATIONS	None this month				
	<table><tr><td><u>Account Number</u></td><td><u>Parcel Number</u></td></tr><tr><td>None this month</td><td>None this month</td></tr></table>	<u>Account Number</u>	<u>Parcel Number</u>	None this month	None this month
<u>Account Number</u>	<u>Parcel Number</u>				
None this month	None this month				
FORECLOSURE AUTHORIZATIONS	None this month				

ANNUAL CALENDAR

**REVIEW OF THE
ANNUAL
CALENDAR**

The Board reviewed the annual calendar and discussed upcoming items of business in October: 15th – Pool Heat Off & Umbrellas Down, Budget Approval, Obtain Inspector of Elections Bids, Schedule Holiday Light Installation (proposals obtained in July), PRUNE FICUS, Tree Trimming – Podocarpus, Ficus, Carrotwood, Brazilian Pepper, Invite Insurance Companies to present options at the November meeting if requested by the Board. **No motions were made.**

COMMITTEE REPORTS

**ARCHITECTURAL
COMMITTEE**

Chairperson: Shelley Armstrong

1. The Board reviewed the Architectural Progress Report. **No motions were made.**

**FACILITIES
COMMITTEE**

Chairperson: Ken Fairbanks

No items this month

**GOVERNANCE AND
GUIDELINES
COMMITTEE**

Chairperson: Don Flick

1. Legal Review - The Board reviewed the emails sent to Robert DeNichilo regarding the Rules & Regulations and the Resident Handbook seeking a legal review of the draft revised documents. As Robert has left Richardson Ober DeNichilo, he needs the new retainer agreement signed so that he can complete his review.

No motions were made.

**LANDSCAPE
COMMITTEE**

Chairperson: Ginny Davenport

1. Landscape Committee Report - Review
2. Monarch Environmental Monthly Report – Review
3. Park West – Punch List and Weekly Landscape Reports

No motions were made.

**POOL / LANDSCAPE
RENOVATION
COMMITTEE**

Chairperson: Board

1. Turf Removal Concern – The Board reviewed the email submitted by the homeowner at 7 Sonrisa, in response to the Association’s response to his concerns about the amount of turf removed in the triangle park. **No motions were made.**
2. Turf Removal Work and IRWD Rebate – The Board discussed the turf removal project and the delay in obtaining permits to start the pool plaster and deck work. Monarch Environmental has recommended collecting the money for the completed turf removal work now, and then re-apply for any outstanding rebates once the rest of the turf removal work has been completed after the pool deck and plaster work.

A motion was made, seconded, and carried unanimously to accept the recommendation submitted by Monarch Environmental.

**SOCIAL
COMMITTEE**

Chairperson: Geraldine Chinarian and Sam Chinarian
No items this month

**WELCOMING
COMMITTEE**

Chairperson: Don Flick
1. There were no new homeowners in month of August. **No motions were made.**

DISCUSSION ITEMS:

None this period

NEW BUSINESS

**DRAFT BUDGET
FOR FYE 12/31/2023**

The Board discussed the draft budget submitted from management for fiscal year ending December 31, 2023. Based on a review of anticipated and actual operating expenses and recommended monthly reserve funding levels, management recommends a 4.55% (\$10) increase in the monthly assessments in 2023. Management noted that the budget is based on actual and anticipated operating expenses. The reserve funding line items (9003-9500) mirror those by your Reserve Study Analyst in the 2022 Reserve Study.

A motion was made, seconded, and carried unanimously to table discussion until the October 11, 2022 meeting.

NEXT MEETING

The next meeting of the Board of Directors Meeting is currently scheduled for Tuesday, October 11, 2022, at 35 Sonrisa, Irvine, CA and via Zoom teleconference. Executive Session Meeting to begin at 6:30 pm, and General Session Meeting afterward (at approximately 7:00 pm.)

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting adjourned at 7:37 PM.

ATTEST:

Kimber Claton

Board Member Signature

11/9/22

Date